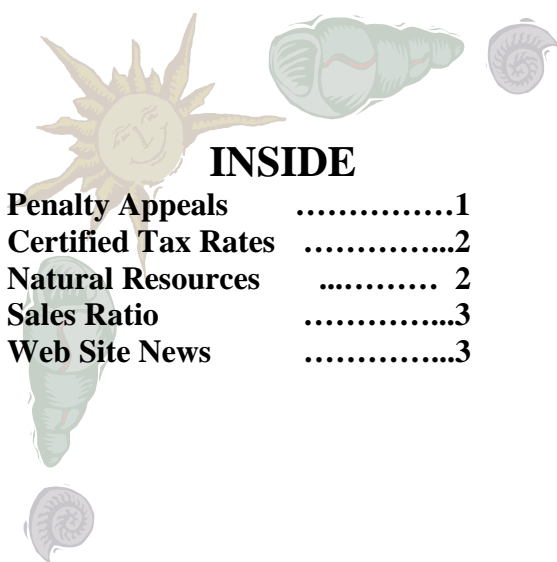


# Property Writes

## PROPERTY TAX DIVISION NEWSLETTER JUNE 2004



### INSIDE

|                            |         |
|----------------------------|---------|
| <b>Penalty Appeals</b>     | .....1  |
| <b>Certified Tax Rates</b> | .....2  |
| <b>Natural Resources</b>   | ..... 2 |
| <b>Sales Ratio</b>         | .....3  |
| <b>Web Site News</b>       | .....3  |

Property Tax Division  
Utah State Tax Commission

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### PENALTY APPEALS CENTRALLY ASSESSED PROPERTIES

by Lee Brennan

As you are aware, the statute provides for a penalty to a taxpayer for failing to file a property tax return with the property tax division by March 1 or the day after the last day of the extension period if an extension has been granted. (Sec. 59-2-207 UCA.)

Currently, a list of the taxpayers who failed to file their return timely is sent to the county auditor/ treasurer of the county where the property is located. The county will apply the penalty and the penalty will appear on the tax bill that the county mails to the taxpayer on or before November 1.

A problem occurs if a penalty is abated by the Tax Commission after the penalty has been billed and paid. The county treasurer must refund the amount of the penalty. This creates work that can be avoided in many instances.

The Property Tax Division asked the Commissioners if they could reach a decision on all penalty appeals prior to September 30. Then the county would know which taxpayers to apply the

penalty. The county would not have to go to the work of billing the penalty and then refunding it.

The Commissioners agreed to the Divisions request. We believe this expedited procedure will benefit the counties.

### **CERTIFIED TAX RATES**

By Blaine Smith

During the last part of March and during the month of April the tax rate team traveled to all the counties and met with the county officials. We had some very good discussions about the rate setting processes. We were able to review problem areas and in several cases be enlightened on issues of centrally assessed values and the formulas for the certified tax rate. These were very productive meetings for us and we thank all of you for allowing us to visit your offices.

We also met with the county assessors, auditors and treasurers in Ogden at the Spring UAC meeting. The message that we conveyed centered on legislation passed in the 2004 legislative session. The first point we made was to explain the change and potential impact of the BOE modification that will include locally assessed real, personal and centrally assessed properties by entity. The adjustments made will be positive or negative depending on the net value change at the end of the year. It appears that the biggest shift will be in the area of personal property values. Our discussions were aimed at helping identify ways to more accurately establish the beginning of the year values for personal property.

We also discussed the calculation of the certified tax rate using budgeted revenue

as opposed to revenues collected. This change was made during the 2003 legislative session effective 2004. This should have a very positive effect for all entities. If there are questions please give us a call. Have a great summer.

### **CENTRALLY ASSESSED – NATURAL RESOURCES**

By Paul Bredthauer

Employees changes have recently occurred in the Natural Resource section. Tracy Le was married in November. After her honeymoon she decided she would rather live with Dan her husband, who lives in Chicago, rather than work for us. After helping get through the assessment she left the Tax Commission and moved to Chicago. Roger Ford has moved from working in Oil and Gas to Tracy's job in metals. Please send all deed's regarding mining property to Roger. Roger Barth has been selected to fill the vacancy and will be working with Glen Stevens and Chris Isom in Oil and Gas.

The assessment season was completed and all taxpayers had their notice of valuation mailed by May 1<sup>st</sup>. The section is now working on answering the appeals that have been filed. Fieldwork has started so you may see analysts working in your county. Let us know if you have any needs that we can respond to. If you are interested in learning more about the use of the Global Positioning Satellite units (GPS) along with the All Topo Maps please contact Paul Bredthauer for a demonstration. He can be reached at (801) 297-3619 or [pbredthauer@utah.gov](mailto:pbredthauer@utah.gov).

## SALES RATIO – COUNTY REPS

### MLS Data Exchange

by Craig Jolley

For the Sale Ratio Study, the Utah code requires the Tax Commission to accept sale data provided by the counties (§59-2-704). Usually this means data from the Multiple Listing Service (MLS). Until this year we simply added any data any county offered. However, this year we were confronted with contractual concerns by the Wasatch Front Regional Multiple Listing Service (WFR). As a result we have a new policy regarding the use of WFRMLS data in the Sale Ratio Study.

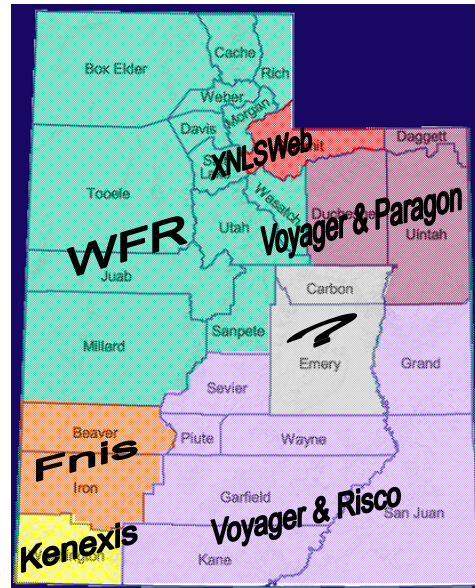


**WFRMLS data will be included in the study only when the county has a**

**documented contract or agreement with WFR.** Currently the Property Tax Division has a contract with WFR along with four counties: Davis, Salt Lake, Utah and Weber. A contract is pending with Summit County.

WFRMLS data for the other 24 counties will not be included in the Sale Ratio Study until proper contractual agreements are in place. We encourage counties to contact WFR president Jim Naccarato to establish their own contract with that provider. To assist counties with this effort, 10 questions were distributed at the summer workshop in Roosevelt.

WFR covers the entire state, but they have competition in the regions shown on the map below. Therefore, we encourage counties whose local Board of Realtors uses a different MLS provider to contact that provider and link us both up with a contract.



A list of other local MLS providers was given out at the workshop. Please contact Chad Francom, 801-297-3624, for a copy of this information or to coordinate the effort.

## News Alert!

### PROPERTY TAX WEBSITE INFORMATION UPDATES

by RuthAnn Jefferies

Just a reminder to check the “News and Features” Section on our Property Tax Website ([propertytax.utah.gov](http://propertytax.utah.gov)), for recent updates to our *Standards of Practice*. The *Tax Relief and Abatement Standard* has been updated. The new and updated Certified Tax Rate Forms can be located on our website. Also posted is a schedule for the remaining 2004 Designation and Continuing Education Training Courses; please note that the date of Course 25, “Assessment/Sales Ratio Seminar,” has been changed from June 21 to June 28, 2004. Please standby for upcoming updates to the *Certified Tax Rate Standard* and a new “Disabled Veteran Property Tax Exemption Application” Form.